

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING**

October 7, 2015

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 8:45 p.m. Recording Secretary Kathy Pfister took roll call as follows:

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| Paul Lorey, President | -Present | Randy Mehringer | -Present |
| Jim Schroeder, Vice President | -Present | Cindy Recker | -Present |
| Bernita Berger, Secretary | -Absent | Meredith Voegerl | -Absent |
| Nick Brames | -Present | Chad Hurm, City Eng. | -Absent |
| Dan Buck | -Present | Darla Blazey, Director of Community Development/Planning | -Present |
| Pat Lottes | -Absent | Renee Kabrick, City Attorney | -Present |
| Kevin Manley | -Present | | |

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the September 2, 2015 regular meeting were reviewed. Vice President Jim Schroeder made a motion to approve the minutes as mailed. Cindy Recker seconded it. Motion carried 7-0.

STATEMENT

President Lorey read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of KAKB, LLC (as developer) and Buschkoetter Land Trust (as owner) for secondary approval of a proposed plat, Evans Brook Estates II, a subdivision in the City of Jasper, Dubois County, Indiana, and all necessary street and sewer profiles thereof

Dan Buck made a motion to table the public hearing, seconded by Nick Brames. Motion carried 7-0.

NEW BUSINESS

Consideration of Riverfront Tax Increment Finance (TIF) area

Attorney Kabrick sent an electronic copy of Resolution PC2015-1 to the board members for all to review in preparation to consider that the new Riverfront Tax Increment Finance (TIF) conforms to the City of Jasper Comprehensive Plan and the Downtown + Riverfront Master Plan. The Jasper Riverfront TIF as proposed, would be made up entirely of parcels that would be removed from the Jasper Central Area TIF, which was previously approved. The proposed district would be bordered by Third Avenue, the Patoka River, Main Street, Second Street and Mill Street.

Following some discussion, Kevin Manley made a motion to approve Resolution PC2015-1. Cindy Recker seconded it. Motion carried 7-0.

Update on Unified Development Ordinance

Community Development and Planning Director Darla Blazey shared with the board that RATIO has signed its contract to finish the Unified Development Ordinance (UDO) as the lead firm. As stated last month, K.K. Gerhart-Fritz, of The Planning Workshop, informed the City that she is unable to continue with the project. Additional funding support has been appropriated by the Board of Public Works & Safety and the Utility Service Board.

Kevin Manley wanted to go on record stating that, in his opinion, the City should resolve the issues with the vendor, The Planning Workshop, for breach of contract before moving forward on the project. Attorney Kabrick said at this point, she does not believe the City has any other options than to pursue legal action. However, she believes RATIO should be able to continue with the project and finalize it soon for the citizens who are anxious to see the new UDO finalized.

ADJOURNMENT

With no further discussion, Dan Buck made a motion to adjourn the meeting, seconded by Vice President Schroeder. Motion carried 7-0, and the meeting was adjourned at 8:57 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister